

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FORDHAM ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	BENSON MARIANNE- UNIT 1		
Owner 2:	SHERWOOD MADELEINE- UNIT 2		
Owner 3:			
Street 1:	7 FORDHAM ST		
Street 2:	CONDO CONVERSION		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BENSON MARIANNE & COREY J -		
Owner 2:	-		
Street 1:	159 MYSTIC ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3163 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit	Total:	444,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	707,000	5,800	444,000	1,156,800
Total Card	0.103	707,000	5,800	444,000	1,156,800
Total Parcel	0.103	707,000	5,800	444,000	1,156,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.79	/Parcel: 365.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	706,900	5800	4,500.	444,000	1,156,700	1,156,700	Year End Roll	12/18/2019
2019	104	FV	520,600	5100	4,500.	471,800	997,500	997,500	Year End Roll	1/3/2019
2018	104	FV	520,600	5100	4,500.	344,100	869,800	869,800	Year End Roll	12/20/2017
2017	104	FV	488,600	5100	4,500.	299,700	793,400	793,400	Year End Roll	1/3/2017
2016	104	FV	488,600	5100	4,500.	255,300	749,000	749,000	Year End	1/4/2016
2015	104	FV	428,900	5100	4,500.	249,800	683,800	683,800	Year End Roll	12/11/2014
2014	104	FV	428,900	5100	4,500.	205,400	639,400	639,400	Year End Roll	12/16/2013
2013	104	FV	446,100	5100	4,500.	195,400	646,600	646,600		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	372	PATRIOT
7/20/2006	Inspected	BR	B Rossignol
6/30/2005	Permit Visit	BR	B Rossignol
6/9/2005	Permit Visit	BR	B Rossignol
6/17/2004	Measured	BR	B Rossignol
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

ed	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
999						444,000	
443,999	Spl Credit				Total:	444,000	

apro

Database: AssessPro - FY2021

2021

